

*PHAPlansforthe
HousingAuthorityof
StarrCounty*

5YearPlanforFiscalYears2002 -2006
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPL ANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: *Housing Authority of Starr County*

PHANumber: *TX396*

PHA Fiscal Year Beginning: (mm/yyyy) *07/2002*

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development : To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

The Housing Authority's mission is to be results -oriented and citizen-centered as it strives to serve the needs of low -income, very low -income and extremely low -income families in the PHA's jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self -sufficiency and asset development of families and individuals; (4) improve community quality of life and economic viability; (5) to enable improvement of the physical conditions of housing developments; (6) to continually upgrade the management and operations of the public housing agency, while developing and enhancing a stronger, healthier and viable economic initiative -related to low -income housing assistance; and (7) to include any other housing opportunities available to public housing or assisted residents.

Progress Statement FYB 2001 : The Housing Authority was removed from Troubled Status as of February 2, 2001, 5 months earlier than its target date for this goal and objective. The PHA maintained a passing score under the PHAS. The PHA will continue to strive for increasing PHAS score by .5% annually and will strive to continue to maintain a passing SEMAP score.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to her right for below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing
Objectives:

- ☐ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☒ Leverage private or other public funds to create additional housing opportunities: ***The PHA will apply for HUD grants and other private funding to enable the PHA to build between 70 and 150 units by the end of year 2006.***
- ☒ Acquire or build units or developments: ***Build between 70 and 150 units by the end of the year 2006.***
- ☐ Other (list below)

Progress Statement FYB2001: During FYB2001, the Housing Authority applied for an additional 60 vouchers and received 36.

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☒ Improve public housing management: (PHAS score)

The PHA will continue its efforts to increase score by .5% annually with focus on improving the Financial component during 2002.
 - ☒ Improve voucher management: (SEMAP score)

Maintain passing score
 - ☒ Increase customer satisfaction: ***On an on-going basis, PHA will conduct resident meetings as needed to gather input on problems within communities.***
 - ☒ Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

The PHA, as needed, will provide to the staff and commissioner training on new and/or changes in regulations.
 - ☒ Renovate or modernize public housing units: ***The PHA will perform modernization/repairs to its public housing stock on an on-going basis as warranted and as funds are made available.***
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)

Progress Statement FYB2001: The PHA maintained a passing PHAS score. The PHA has hired a Fee Accountant and all effort will be made to improve the financial functions of the agency. The PHA installed an upgraded software package as planned for 2001. In the area of renovation or modernization of its public housing units, during FYB2001 the PHA has completed the following at the West Circle development: painted all units, replaced all entry doors and storage room doors, replaced vent hoods, and replaced vanities with new countertops and faucets. In addition, the PHA has replaced all doors and added kick plates at the Nixon development. The PHA will continue to:

- strive for increasing PHAS score by 5% annually:

- *strivetomaintainapassingSEMAPscore.*
- *conductresidentmeetingstoacquireinput,asneeded*
- *strivetoinstallandupgrade/updatesoftware*
- *doon-goingmodernization/repairofunits,aswarrantedandasfundsallow*

☒ PHAGoal:Increaseassistedhousingchoices

Objectives:

- ☒ Providevoucher mobilitycounseling: ***Fornewandcurrentparticipants witheachbriefingandunittransfer.***
- ☒ Conductoutreacheffortstopotentialvoucherlandlords ***on-going.***
- ☒ Increasevoucherpaymentstandards, ***asneeded***
- ☐ Implementvoucherhomeownershipprogram:
- ☐ Implementpublichousingorotherhomeownership programs:
- ☐ Implementpublichousing site-basedwaitinglists:
- ☐ Convertpublichousingto vouchers:
- ☐ Other:(listbelow)

ProgressStatementFYB2001 :DuringFYB2001,thePHAcontinuedprovidingmobility counseling,conductingoutreachtopotentialvoucherlandlords.ThePHAisconducting astudytodeterminewhethertoincreasepaymentstandardsormaintaincurrentone. ThePHAanticipatesthesetobeon-goingactivities.

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

☒ PHAGoal:Provideanimprovedlivingenvironment

Objectives:

- ☒ Implementmeasurestodeconcentratepovertybybringinghigherincome publichousinghouseholdsin tolower income developments: ***On-going, throughTenantSelectionprocess.***
- ☒ Implementmeasurestopromoteincomemixinginpublichousingby assuringaccessforlowerincomefamiliesinto higherincome developments: ***On-going,throughTenantSelectionprocess.***
- ☒ Implementpublichousingsecurityimprovements: ***Aspermittedby CapitalFunds,thePHAwillincorporatesecuritymeasureswithin community.***
- ☐ Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly,persons with disabilities)
- ☒ Other:(listbelow)
ThePHAwillseeksecurityavenues throughpossiblecooperative agreementwiththelocalCountySheriffsDepartmentandthelocal PoliceDepartment .

ProgressStatementFYB2001 :DuringFY2001,thePHAwassuccessfulinachieving theseobjectives.Thesewillbeon-goingactivities.TheHousingAuthoritydidnot receivePHDEPfundinduringFY2001.WithPHDEPfundindnolongeravailableasa

funding mechanism, the PHA shall incorporate any public housing security efforts for its housing communities under the Capital Fund program as monies permit

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability: ***Continue effort to attract supportive service classes on an on-going basis.***
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

Progress Statement FYB2001 : *The PHA was successful in attracting supportive services and will continue, on an on-going basis, its efforts to attract additional supportive and community services.*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: ***Ongoing effort as needed and as funds available.***
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: ***On-going***
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: ***On-going effort as needed and as funds available***
- ☐ Other: (list below)

Progress Statement FYB2001 : *During FYB2001, the PHA was successful in achieving these goals. The PHA provided additional 504 accessibility repairs to two units at West Circle. The PHA contacted advocates for people with disabilities and was successful in adding services. The PHA will continue these efforts on an on-going basis.*

Other PHA Goals and Objectives: (list below)

- *Dedicate all PHA streets to Starr County – This item is still pending and should be resolved after the March 2002 election. The PHA will approach the new administration*
- *Repaint the Nixon development.*
- *Add security fence at the Nixon development*
- *Continue to modernize both sites*
- *Upgrading units to offer to people with disabilities*

Progress Statement FYB2001: *As of February 2001, HUD removed the PHA from its Troubled status designation. This is 5 months early of the agency's target date of 6/30/01. Physical directory General Ledger has been completed. Cash reserve tasks on the Recovery/MOAP plan have been completed with the hiring of a Fee Accountant and new assistant.*

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of Starr County, TX has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

As part of the planning process, the Plans is reviewed by a Resident Advisory Board (RAB). Members of the RAB include public housing and Section 8 residents.

The most important challenges to be met by the Housing Authority of Starr County, TX during the FY beginning July 1, 2002:

- *Establish partnerships and strategy to increase Public Housing.*
- *Expand the supply of assisted housing by building additional units by the end of 2002.*
- *Preserve and improve the public housing stock through the Capital Funds activities, including modernization of several units;*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board.*
- *Identify, develop and leverage services to enable low-income families to become self-sufficient.*
- *Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community;*
- *Maintain passing PHMAP/PHAS score; and*
- *Maintain passing SEMAP score.*
- *Improve the financial functions of the PHA.*

In closing, this Annual PHA Plan exemplifies the commitment of the Housing Authority of Starr County, TX to meet the housing needs of the full range of low-income residents. The Housing Authority, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a roadmap to reach the “higher quality of life” destination for Starr County.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration (*TX396a03*)
- ☒ FY2002 Capital Fund Program Annual Statement (*TX396b03*)
- ☒ FY2002 Capital Fund Program 5 Year Action Plan (*TX396c03*)
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ PHA Management Organizational Chart
- ☒ Other (List below, providing each attachment name)
 - Substantial Deviation and Significant Amendment or Modification (TX396d03)*
 - Pet Policy –families (TX396e03)*
 - Pet Policy –elderly/disabled (TX396f03)*
 - Resident Membership on PHA Board of Governing Body (TX396g03)*
 - Membership of Resident Advisory Board or Boards (TX396h03)*
 - Summary of Policy or Program Changes for the Upcoming Year (TX396i03)*
 - 1999 P&E Report (TX396j03)*
 - 2000 P&E Report (TX396k03)*
 - 2001 P&E Report (TX396l03)*
 - Deconcentration and Income Mixing (TX396m03)*
 - Initial Assessment for Conversion (TX396n03)*
 - Progress Statement (TX396o03)*
 - Resident Survey Follow -up Plan (TX396p03)*

Optional Attachments:

- ☐ Public Housing Drug Elimination Program (PHDEP) Plan

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A&O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
N/A	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<i>X</i>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
<i>N/A</i>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually ; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathave housingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/Atoindicate thatnoinformationisavailableuponwhichthePHAcanmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	1095	3	4	3	3	3	3
Income>30% but <=50%ofAMI	447	3	4	3	3	3	3
Income>50% but <80%ofAMI	271	3	4	3	3	3	3
Elderly	152	3	4	3	3	3	3
*Familieswith Disabilities	*N/A	N/A	N/A	N/A	N/A	N/A	N/A
African-American	0	0	0	0	0	0	0
Hispanic	1761	3	4	3	3	3	3
Caucasian(non - hispanic)	42	3	4	3	3	3	3

*Agencyisunable tolocatethisinformationatthistime.Wewillcontinuetocontact agenciestoseeobtainingthisinformation.

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ☐ ConsolidatedPlanoftheJurisdiction/s
Indicateyear:
- ☒ U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset **1990**
- ☐ AmericanHousingSurveydata
Indicateyear:
- ☐ Otherhousingmarketstudy
Indicateyear:
- ☐ Othersources:(listandindicateyearofinformation)

B. Housing Needsof FamiliesonthePublicHousingandS ection8 Tenant-BasedAssistanceWaitingLists

State the housing needsof the families on the PHA's waiting list/s . Complete one table for each type of PHA -wide waiting list administered by the PHA. PHA may provide separate tables for site -based or sub -jurisdictional public housing waiting lists at their option.

Housing Needsof FamiliesontheWaitingList			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	65		80
Extremely low income <= 30% AMI	65	100%	
Very low income (> 30% but <= 50% AMI)	0	0	
Low income (> 50% but < 80% AMI)	0	0	
Families with children	48	74%	
Elderly families	3	5%	
Families with Disabilities	0	0	
Caucasian	0	0	
African-American	0	0	
Hispanic	65	100%	
Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	31	48%	0
2BR	30	46%	1
3BR	4	6%	8
4BR	0	0	0
5BR	0	0	0
5+BR	0	0	0

HousingNeedsofFamiliesontheWaitingList	
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
Ifyes:	
Howlonghasitbeenenclosed(#ofmonths)?	9
DoesthePHAexpecttoreopenthelistinthePHAPlanyear?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant-basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite-Basedorsub-jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/sub-jurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	104		135
Extremelylow income<=30%AMI	104	100%	
Verylowincome (>30%but<=50%AMI)	0	0	
Lowincome (>50%but<80%AMI)	0	0	
Familieswith children	85	83%	
Elderlyfamilies	4	4%	
Familieswith Disabilities	2	2%	
African-American	0	0	
Caucasian	0	0	
Hispanic	104	100%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR	N/A	N/A	N/A
2BR	N/A	N/A	N/A

Housing Needsof FamiliesontheWaitingList			
3BR	N/A	N/A	N/A
4BR	N/A	N/A	N/A
5BR	N/A	N/A	N/A
5+BR	N/A	N/A	N/A
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? 9 DoesthePHAexpecttoopenthe listinthePHAPlanyear? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes DoesthePHAper mitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR**, andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- ☒ Employeffectivemaintenanceandmanagementpoliciestominimizethenumberofpublichousingunitsoff -line
- ☐ Reduceturnovertimefor vacatedpublichousingunits
- ☐ Reducetimetorenovatepublichousingunits
- ☐ Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- ☐ Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- ☒ Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamieliestorentthroughoutthejurisdiction
- ☒ Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessounitsizerequired
- ☐ Maintainorincreasesection8lease -upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- ☒ Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ☒ ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies.
- ☐ Other(listbelow)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing *if appropriate*.
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance *if appropriate*.
- ☒ Other: (list below) **Building 70 -150 units by end of FY2006.**

Need: Specific Family Types: Families at or below 30% of median**Strategy 1: Target available assistance to families at or below 30% of AMI****I**

Select all that apply n/a

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply n/a

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly**Strategy 1: Target available assistance to the elderly:**

Select all that apply N/A

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special -purpose voucher targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special -purpose voucher targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable -N/A

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community

- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2.StatementofFinancialResources

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederal publichousingandtenant -basedSection8assistanceprogramsad ministeredbythePHAduringthePlan year.Note:thetableassumesthatFederalpublichousingortenantbasedSection8assistancegrant fundsareexpendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.Forother funds,indi catetheuseforthosefundsasoneofthefollowingcategories:publichousingoperations, publichousingcapitalimprovements,publichousingsafety/security,publichousingsupportiveservices, Section8tenant -basedassistance,Section8supportiveser vicesorother.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2002grants)		
a) PublicHousingOperatingFund	116,880.00	
b) PublicHousingCapitalFund	173,708.00	
c) HOPEVIRevitalization		
d) HOPEV IDemolition		
e) AnnualContributionsforSection8Tenant - BasedAssistance	478,230.00	
f) PublicHousingDrugEliminationProgram (includinganyTechnicalAssistancefunds)		
g) ResidentOpportunityandSelf -Sufficiency Grants		
h) CommunityDevelopmentBlockG rant		
i) HOME		
OtherFederalGrants(listbelow)		
2.PriorYearFederalGrants(unobligatedfunds only)(listbelow)(As of12/31/01):		
<i>Modernizationfunds(1999)TX59P39690699</i>	143,288.00	<i>Publichousingcap italfundimprovements</i>
<i>Capitalfunds(2000)TX59P39650100</i>	81,675.51	<i>Publichousingcapitalfundimprovements</i>
<i>Capitalfunds(2001)(Add)TX59P39650101</i>	147,516.50	<i>Publichousingcapitalfundimprovements</i>
Sub-total	993,781.51	
3.PublicHousingDwellingRentalIncome	58,850.00	<i>Publichousingoperations</i>
4.Otherincome (listbelow)	4,662.00	<i>Publichousingoperations</i>
<i>InterestonGeneralFundsInvestments3,150.00</i>		
<i>Miscellaneous,latfees,maintenance fees Totenants,NSFcheckcharges,etc.1,500.00</i>		
<i>Non-dwellingrental12.00</i>		
4.Non -federalsources (listbelow)		
Sub-total	63,512.00	
Totalresources	1,057,293.51	

3.PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe) **When name reached on list.**
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
- ☒ Rental history, **if appropriate, implemented for all adult applicants**
- ☐ Housekeeping
- ☒ Other (describe) **Sex Offender Registry, Credit Check, Citizenship**
- c. ☒ Yes ☐ No : Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)
- b. Where may interested persons apply for admission to public housing?
- ☒ PHA main administrative office
- ☐ PHA development/site management office
- ☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

The PHA will not operate site-based waiting lists.

1. How many site-based waiting lists will the PHA operate in the coming year? **0**

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? **n/a**
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously? **n/a**
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? **n/a**

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: **n/a**

(4) Admissions Preferences

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☐ Emergencies

- ☐ Overhoused
- ☐ Underhoused
- ☐ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) **n/a**

Former Federal preferences: **n/a**

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below) **n/a**

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contribute to meeting income goals (broad range of incomes)
- ☐ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences: **n/a**

Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply) **n/a**

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Admission and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- ☐ An annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☐ At family request for revision
- ☒ Other (list) ***Within 10 days of change***

(6) Deconcentration and Income Mixing (see attachmen tTX396m03)

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing ?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply) **n/a**

☐ Adoption of site -based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and development targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply) **n/a**

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
- ☒ Other (describe below) *Current and previous landlord name and address*

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit? ***Extensions usually not needed***

If yes, state circumstances below: ***Verification of previous attempts to find a unit has not been successful***

(4) Admissions Preferences

a. Income targeting

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) **n/a**

Former Federal preferences **n/a**

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply) **n/a**

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences **n/a**

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply) **n/a**

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) **N/A**

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preference to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special purpose section 8 programs to the public?

- ☒ Through published notices
- ☐ Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

☒ The PHA employs discretionary policies for determining income -based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: *n/a*

d. Which of the discretionary (optional) deductions and/or exclusion policies does the PHA plan to employ (select all that apply) **n/a**

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

N/A

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) **N/A**

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service

- ☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☐ Anytime the family experiences an income increase
☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
☒ Other (list below)
- All changes must be reported. The PHA will determine after verification if there will be an adjustment to rent.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ Thesection 8 rent reasonableness study of comparable housing
☒ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☒ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) **n/a**

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☐ Rent burden of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows: *Five staff reports directly to the Executive Director. An additional staff person the PHDEPCoordinator, may be added. This arrangement is appropriate for the size of this agency.*

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	78	6
Section 8 Vouchers	180	15
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/ Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

C.ManagementandMaintenancePolicies

ListthePHA'spublichousingmanagementandmaintenancepolicydocuments,manualsandhandbooks thatcontaintheAgency'srules,standards,andpoliciesthatgovernmaintenanceandmanagementof publichousing,includingadescriptionofanymeasuresnecessaryforthe preventionoreradicationof pestinfestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8 management.

(1)PublicHousingMaintenanceandManagement:(listbelow)

- *WorkOrderSystem*
- *PestEradicationPolicy*
- *MaintenancePlan*
- *UniformInspectionSystem*
- *AdmissionsandOccupancyPolicy*
- *FairHousingPolicy*
- *GrievanceProcedures*
- *TenantSelectionandAssignmentPlan*
- *HandicappedPolicy*
- *TerminationandEviction*
- *TransferandTransferWaitingList*
- *ResidentInitiative*
- *Section3Plan*
- *PetPolicyforFamilies*
- *PetPolicyforElderly*
- *ProcurementPolicy*
- *PersonnelPolicy*

(2) Section8Management:(listbelow)

- *Section8AdministrativePlan*
- *Section8and SEMAPProcedures*

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8 - Only PHAs are exempt from sub - component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant - Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant - based assistance program and informal hearing procedures for families assisted by the Section 8 tenant - based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Sec tion8onlyPHAsarenotrequiredto completethiscomponentand mayskiptoComponent8.

A.CapitalFundActivities

Exemptionsfromsub -component7A:PHAs thatwillnotparticipateintheCapitalFundProgrammay skiptocomponent7B.AllotherPHA smustcomplete7Aasinstructed.

(1)CapitalFundProgramAnnualStatement

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapital activities thePHAisproposingfortheupcomingyeartoensurelong -term physicalandsocialviability ofitspublichousingdevelopments.ThisstatementcanbecompletedbyusingtheCFPAnnual StatementtablesprovidedinthetablelibraryattheendofthePHAPlantemplate **OR**,atthePHA's option,bycompletingandattachi ngaproperlyupdatedHUD -52837.

Selectone:

☒ TheCapitalFundProgramAnnualStatementisprovidedasanattachmentto thePHAPlanatAttachment(statename) **TX396b03**

-or-

☐ TheCapitalFundProgramAnn ualStatementisprovidedbelow:(ifselected, copytheCFPAnnualStatementfromtheTableLibraryandinsertthere)

92)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatement canbecompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendofthe PHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. ☒ Yes ☐ No:Is thePHAprovidingano ptional5 -YearActionPlanforthe CapitalFund?(ifno,skiptosub -component7B)

b.If yestoquestiona,selectone:

☒ TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmentto thePHAPlanatAttachment(statename) **TX396c03**

-or-

☐ TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected, copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsert here)

1999PerformanceandEvaluationReport -TX396j03

2000PerformanceandEvaluationReport -TX396k03

2001PerformanceandEvaluationReport -TX396l03

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description *n/a*

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

n/a

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description **n/a**

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment result submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)

- ☐ Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI revitalization plan
(date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

Voluntary Conversion Initial Assessment –TX396n03

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenot required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description **n/a**

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: **n/a**

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA -established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/21/01

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise) *as needed*.
- ☐ Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare -to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants -n/a

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation

☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☐ Yes ☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s -n/a

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

No longer a requirement

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Throughout PHA

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake:

(select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities, ***as funding becomes available***
- ☐ Crime Prevention Through Environmental Design

- ☒ Activities targeted to at -risky youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

Throughout PHA

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☒ Other activities (list below)
- Once funding is available, the PHA will form an agreement with the local County Sheriffs Department and the local Police Department.

2. Which developments are most affected? (list below)

Throughout PHA

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☒ No: Has the PHA included the PHDEP Plan for FY2002 in this PHA Plan?
- ☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment Filename: *(no longer are required attachment)*)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

See attachment: TX396e03 Pet Policy -families

See attachment: TX396f03 Pet Policy -elderly/disabled

15.CivilRightsCertifications

[24CFRPart903.79(o)]

Civilrightscertificationsareinc ludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

16.FiscalAudit

[24CFRPart903.79(p)]

1. ☒ Yes ☐ No: IsthePHArequiredtohaveanauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))?
(Ifno,skiptocomponent17.)
2. ☒ Yes ☐ No: WasthemostrecentfiscalauditsubmittedtoHUD?
3. ☒ Yes ☐ No: Werether eanyfindingsastheresultofthataudit?
4. ☐ Yes ☒ No: Iftherewereanyfindings,doanyremainunresolved?
Ifyes,howmanyunresolvedfindingsremain?_____
5. ☐ Yes ☐ No: Haveres ponsestoanyunresolvedfindingsbeensubmittedto HUD?n/a
Ifnot,whenaretheydue(statebelow)?

17.PHAAssetManagement

[24CFRPart903.79(q)]

Exemptionsfromcomponent17:Section8OnlyPHAsarenotrequiredto completethiscomponent.
HighperformingandsmallPHAsarenotrequiredto completethiscomponent.

1. ☐ Yes ☒ No: IsthePHAengaginginanyactivitiesthatwillcontributetothe long-termassetmanagementofitspublichousingstock, includinghowtheAgencywillplanforlong -termoperating, capitalinvestment,rehabilitation,modernization,disposition,and otherneedsthathave **not**beenaddressedelsewhereinthisPHA Plan?
2. WhattypesofassetmanagementactivitieswillthePHAundertake ?(selectallthat apply)
☒ Notapplicable
☐ Privatemanagement
☐ Development-basedaccounting
☐ Comprehensivestockassessment
☐ Other:(listbelow)
3. ☐ Yes ☒ No: HasthePHAincludeddescriptions ofassetmanagementactivities inthe**optional** PublicHousingAssetManagementTable?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (Filename)
☒ Provided below:
Comments: Residents want the PHA to replace windows, repair floors, playground equipment for kids.
3. In what manner did the PHA address those comments? (select all that apply) **N/A**
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
☒ Other: (list below) *Items have been included in Capital Fund.*

B. Description of Election process for Residents on the PHA Board

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☐ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) **No resident on board.**

3. Description of Resident Election Process **N/A**

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance

- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **Texas of State**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- **Reduce Vacancies in public housing**
 - **Expand the Voucher Program**
 - **Modernization of public housing units.**
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- **The preservation and rehabilitation of the City's existing housing stock primarily for extremely low, very low and low income families (0 -80 percent of median income).**
- **The expansion of economic opportunities in the community particularly for lower income residents.**
- **The continued encouragement and support of non-profit organizations in seeking additional funding sources and continued assistance in obtaining such funding whenever possible.**

D.OtherInformationRequiredbyHUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III (see attachment TX396b03)

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

(see attachment TX396b03)

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Modification for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost
	<i>(seeattachmentTX396b03)</i>		

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
	<i>(see attachment TX396b03)</i>	

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA-wide physicalormanagementimprovements
plannedinthenext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5-Yearcycle,becausethis
informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
(seeattachmentTX396c03)				
Totalestimatedcostovertnext5years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Housing Authority of Starr County

Attachment: TX396m02

Component 3, (6) Deconcentration and Income Mixing

- a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
			1.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

4/16/2002

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: HOUSING AUTHORITY OF STARR COUNTY "AMENDED"	Grant Type and Number: Capital Fund Program No: TX59P39650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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<input checked="" type="checkbox"/> Original Annual Statement	<input checked="" type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
Performance and Evaluation Report for Program Year Ending _____		Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	10,000.00			
3	1408 Management Improvements	7,399.00			
4	1410 Administration	4,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	7,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	7,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve	90,000.00			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sum of lines 2-20)	130,399.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

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Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

4/16/2002

Part II: Supporting Pages

PHAName: HOUSING AUTHORITY OF STARR COUNTY		Grant Type and Number: Capital Fund Program No: TX59P39650102 Replacement Housing Factor Grant No:						Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX396	Operations Total 1406	1406		10,000.00				
HA-Wide								
	Staff, commissioners' workshops & training	1408		4,399.00				
	Resident Work Program	1408		1,000.00				
	Computer Software Updates/TA Assistance	1408		1,000.00				
	Tenant vehicle identification tags & control syst.	1408		1,000.00				
	Address and security light fixtures	1408		0.00				
	Total 1408			7,399.00				
	Administrative costs, sundries, fees	1410		4,000.00				
	Total 1410			4,000.00				
	Fees and Costs	1430		0.00				
	Printing Costs	1430		0.00				
	Consultant Fees/Annual Statements/ and Agency Plan Update/Consortium	1430		5,000.00				
	Total 1430			5,000.00				
	Picnic tables with canopies, BBQ pits	1450		0.00				
	Total 1450			0.00				
	Fireproof file cabinets (legal size)	1475		3,800.00				
	Complete computer system	1475		2,200.00				
	Maintenance tools, equipment, supplies	1475		1,000.00				
	Total 1475			7,000.00				
	TOTAL PHA-WIDE			33,399.00				

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4/16/2002

Annual Statement/Performance and Evaluation Report and Evaluation Report

4/16/2002

PHAName: HOUSINGAUTHORITYOFSTARRCOUNTY	GrantTypeandNumber: CapitalFundProgramNo: TX59P3965002 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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[illegible]

CapitalFundProgramFive-YearActionPlan PartI:Summary

[illegible]

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:2003			ActivitiesforYear:2 FFYGrant:2003 PHAFY:2003	
2/25/2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories
See	TX396	Operations	10,000.00	TX396-002	NewBasketballcourt
	HA-Wide	Total1406	10,000.00	W.CircleDrive	Retainingwalls
					Total1
		Staff,Commissioners'workshops&training	5,000.00		
		Updatepoliciesandprocedures	1,000.00		Replaceroofwindturbines
Annual		Inventory/AssetControlScanningSystem	0.00		Securitylightingwithsecurityscreens
		ResidentWorkProgram	1,000.00		Replacebedroomshelving,closetdoors
		ComputerSoftwareUpdates/TAAssistance	1,000.00		Replaceallwindowsallunits
		Total1408	8,000.00		Total1
		Administrativecosts,sundry,fees	5,000.00		TOTALW.CIRCLEDRI
Statement		Total1410	5,000.00		
		Planning,Fees&Costs	0.00		
		InspectionFees	0.00		
		PrintingCosts	0.00		
		ConsutantFees/AnnualStatementand	5,000.00		
		AgencyPlanUpdate/Consortium			
		Total1430	5,000.00		
		Ridingtractormower	0.00		
		Total1475	0.00		
		Office,maintenance,communitycenter	98,000.00		
		additionandexpansion			
		Total1490	98,000.00		
		TOTALHA-WIDE-2003	126,000.00		
					TOTALCFPESTIMATEDCOST-2003

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:3 FFYGrant:2004 PHAFY:2004			ActivitiesforYear:3 FFYGrant:2004 PHAFY:2004	
2/25/2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories
See	TX396	Operations	10,000.00	TX396-001	Bleachers
	HA-Wide	Total1406	10,000.00	NixonSite	Basketballcourtpainting/refurbish
					Securityfencearoundsite
		Staff,Commissioners'workshops&training	5,000.00		Total1
		Updatepoliciesandprocedures	1,000.00		
		ResidentWorkProgram	1,000.00		Exteriorpainting/caulkingceilings-allunits
Annual		ComputerSoftwareUpdates/TAAssistance	1,500.00		
		EnergyAudit/UtilityAllowanceUpdate	2,500.00		Total1
		Total1408	11,000.00		
					TOTALNIXONSITE
		Administrativecosts,sundry,fees	5,000.00		
		Total1410	5,000.00	TX396-002	Replacevinylflooring/baseboards
				W.CircleDrive	Replacebathroompaneling
		Planning,Fees&Costs	0.00		Total1
		PrintingCosts	0.00		
Statement		ConsutantFees/AnnualStatementand	7,000.00		TOTALW.CIRCLEDIVESITE
		AgencyPlanUpdate/Consortium			
		Total1430	7,000.00		
		ReplacewindturbinesHAWide	4,500.00		
		Total1460	4,500.00		
		Tommyliftforpickup	2,691.00		
		Total1475	2,691.00		
		TOTALHA-WIDE-2004	40,191.00		TOTALCFPESTIMATEDCOST-2004

Page__3__of__5__

Activities for Year1	ActivitiesforYear:4 FFYGrant:2005 PHAFY:2005			ActivitiesforYear:4 FFYGrant:2005 PHAFY:2005	
2/25/2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories
See	TX396	Operations	10,000.00	TX396-001	
	HA-Wide	Total1406	10,000.00	NixonSite	Replacebrokensewerlines
					Total1
		Staff,Commissioners'workshops&training	8,000.00		
		Updatepoliciesandprocedures	1,000.00		Dryerhookups
Annual		ResidentWorkProgram	1,000.00		Replacelbathroomheaters
		ComputerSoftwareUpdates/TAAssistance	3,000.00		Replaceclosetandpassagedoors
		UtilityAllowanceStudy/Update	3,000.00		Total1
		Total1408	16,000.00		
					Provideshelvinginenclosedareain
		Administrativecosts,sundry	10,000.00		warehouseforinventoryandequipment
Statement		Total1410	10,000.00		control
					Total1
		Planning,Fees&Costs	2,500.00		
		InspectionFees	1,500.00		TOTALNIXONSITE
		PrintingCosts	500.00		
		ConsutantFees/AnnualStatementand	7,000.00	TX396-002	Addressandsecuritylightfixtures
		AgencyPlanUpdate/Consortium		W.CircleDrive	Install&replaceheatlampsforbaths
		Total1430	11,500.00		Convert/replacegaswaterheaterstoelectri
					Replaceclosetandpassagedoors
		ReplaceComputerhardware/attachments	1,500.00		Re-varnishallkitchencabinets
		Total1475	1,500.00		Sub
					TOTALW.CIRCLEDRIVESITE
		TOTALHA-WIDE-2005	49,000.00		TOTALCFPESTIMATEDCOST-2005

CapitalFundsProgramFiveYearActionPlan

PartII:SupportingPages--WorkActivities

Activities for Year1	ActivitiesforYear:5 FFYGrant:2006 PHAFY:2006			ActivitiesforYear:5 FFYGrant:2006 PHAFY:2006	
2/25/2002	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories
See	TX396	Operations	12,708.00	TX396-001	Officeexpansion/remodeling/parking
	HA-Wide	Total1406	12,708.00	NixonSite	Total1
		Staff,Commissioners'workshops&training	5,000.00		TOTALNIXONSITE
		Updatepoliciesandprocedures	1,000.00		
Annual		ResidentWorkProgram	1,000.00		
		ComputerSoftwareUpdates/TAAssistance	3,000.00		
		Total1408	10,000.00		
		Administrativecosts,sundry	10,000.00		
Statement		Total1410	10,000.00		
		Planning,Fees&Costs	15,000.00		
		InspectionFees	2,000.00		
		PrintingCosts	1,000.00		
		ConsutantFees/AnnualStatementand	7,000.00		
		AgencyPlanUpdate/Consortium			
		Total1430	25,000.00		
		Landscaping	0.00		
		Total1450	0.00		
		Refrigerators(8)	4,000.00		
		Stoves(8)	4,000.00		
		Total1465	8,000.00		
		TOTALHA-WIDE-2006	65,708.00		TOTALCFPESTIMATEDCOST-2006

Housing Authority of Starr County

1. Substantial Deviation from the 5-Year Plan:

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

2. Significant Amendment or Modification to the Annual Plan:

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Homeownership programs; and
- Any change inconsistent with the local, approved Consolidated Plan, in the discretion of the Executive Director.

**PETOWNERSHIP
(FAMILY)
FOR
THEHOUSINGAUTHORITYOFSTARRCOUNTY
RIOGRANDECITY,TEXAS**

PET OWNERSHIP

Section 526 of the Quality Housing and Work Responsibility Act of 1998 added a new Section 31 ("Pet Ownership in Public Housing ") to the United States Housing Act of 1937. Section 31 establishes pet ownership requirements for residents of public housing other than Federally assisted rental housing for the elderly or persons with disabilities. In brief, this section states that: A resident of a dwelling unit in public housing may own 1 or more common household pets or have such pets present in the dwelling unit. Allowance of pets is subject to reasonable requirements of the PHA.

The Housing Authority of Starr County (herein referred to as PHA) notifies eligible new residents of that right and provides them copies of the PHA's Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

In consulting with residents currently living in the PHA's developments, the PHA will notify all such residents that:

- A. all residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. the non-refundable nominal pet fee is intended to cover the reasonable operating costs to the development. The refundable pet deposit is intended to cover additional costs not otherwise covered (i.e., fumigation of a unit);
- C. animals that are used to assist the disabled are excluded from the size and weight and type requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. are observed;
- D. residents may request a copy of the PHA's pet ownership rules or proposed amendments to the rules at any time; and,
- E. if the dwelling lease of a resident prohibits pet ownership, the resident may request that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below;
- F. Section 31 does not alter, in any way, the regulations applicable to Federally assisted housing for the elderly and persons with disabilities found at Section 227 of the Housing and Urban-Rural Recovery Act of 1983 and located in 24 CFR part 5, subpart C.

- G. **NewSection960.705of24CFRclarifiesthattheregulationsaddedinSection 31donotapplytoserviceanimals thatassistpersons with disabilities. This exclusion applies to both service animals that reside in public housing and service animals that visit PHA developments. Nothing in this rule limits or impairs the rights of persons with disabilities, authorizes PHA to limit or impair the rights of persons with disabilities, or affects any authority PHAs may have to regulate service animals that assist persons with disabilities.**

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HOUSINGAUTHORITYOFSTARRCOUNTY

PetOwnershipRulesforFamilies

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles or in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird or fish.
2. Each household shall have only one pet (except fish or birds). The limit for birds

istwo(2).

3. The pet owners shall have only a small cat or a dog. The animal's weight shall not exceed *20 pounds*. The animal's height shall not exceed *fifteen inches*. Such limitations do not apply to a **service animal** used to assist a disabled resident.
4. Pet owners shall license their pets yearly with the City in which they live, or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually. Residents applying for approval to house a dog or cat must provide, at the time of application, proof of insurance in the amount of \$ _____ for property damage and \$ _____ for personal liability. Such insurance shall be in force at all times, with proof of same provided each recertification or at such other times as the PHA may request.
5. No pet owners shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owners shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished.
7. The pet owners shall house the pet inside the pet owner's dwelling unit. The pet owners shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owners shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No residents shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owners shall keep a vicious or intimidating pet on the premises. If the pet owner declines, delays or refuses to remove such a pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
10. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two(2) days; and take

the animal to a veterinarian at least once per year. The pet owners shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.

12. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animal's droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owners shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
13. The pet owners shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
14. No pet owners shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
15. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty- four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
16. Each pet owners shall pay a non-refundable pet fee of \$ _____ and a refundable pet deposit of \$ _____. A refundable deposit of \$ _____ will be charged for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet fee/deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages caused by the presence of the pet.

The refundable pet deposit will be placed in an escrow account and the PHA will refund the unused portion, plus any accrued interest, to the resident within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
17. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such actions shall constitute having a pet without permission of the PHA.
18. Each pet owners shall identify an alternate custodian for his or her pet. If the pet

owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodians shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.

19. Should any pet housed in the PHA's facilities give birth to a litter, the residents shall remove from the premises all of said pet sex except one as soon as the baby's are able to survive on their own (a maximum of 6 weeks).
20. The PHA will not be responsible for any pet which gets out of a unit when maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet.
21. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

I have read and understand the above pet ownership rules and agreed to abide by them.

Resident's Signature

PHA Staff member's Signature

Date

Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)

The alternate custodian for my pet is:

Custodian's first, middle and last name; post office box; street address; zip code; area telephone code and telephone number:

Resident's Signature

Date

RefundableDamageDeposit	AmountPaid	Date
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Non-refundableDamageDeposit _____
 AmountPaid _____ Date _____

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County,TX\TX396e02.wpd

NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority 's general council and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.

**PETOWNERSHIP
(ELDERLY/DISABLED RESIDENTS)
FOR
THE HOUSING AUTHORITY OF STARR COUNTY
RIO GRANDE CITY, TEXAS**

PET OWNERSHIP

Housing Authority residents who are elderly and/or disabled are permitted to own and keep pets in their dwelling units. The Housing Authority of Starr County (herein referred to as PHA) notifies eligible new residents of that right and provides them copies of the PHA's Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

In consulting with residents currently living in the PHA's developments for the elderly or disabled, the PHA will notify all such residents that:

- A. elderly or disabled residents are permitted to own and keep common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. animals that are used to assist the disabled are excluded from the size and weight requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. are observed.
- C. residents may request a copy of the PHA's pet ownership rules or proposed amendments to the rules at any time; and,
- D. if the dwelling lease of an elderly or disabled resident prohibits pet ownership, the resident may request that the lease be amended to permit pet ownership, in accordance with the PHA's pet ownership rules shown below.

HOUSING AUTHORITY OF STARR COUNTY

Pet Ownership Rules for Elderly/Disabled Residents

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird or fish.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owners shall have only a small cat or dog. The animal's weight shall not exceed *20 pounds*. The animal's height shall not exceed *fifteen inches*. Such limitations do not apply to a *service animal* used to assist a disabled resident.
4. Pet owners shall license their pets yearly with the City in which they live, or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually. Residents applying for approval to house a dog or cat must provide, at the time of application, proof of insurance in the amount of \$ _____ for property damage and \$ _____ for personal liability. Such insurance shall be in force at all times, with proof of same provided each recertification or at such other times as the PHA may request.
5. No pet owners shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owners shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished.
7. The pet owners shall house the pet inside the pet owner's dwelling unit. The pet owners shall keep a cat or dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owners shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
8. No residents shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
9. No pet owners shall keep a vicious or intimidating pet on the premises. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
10. No pet owner shall permit his or her pet to disturb, interfere or diminish the

peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.

11. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
12. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animal's droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a sack in a designated container outside the building where the pet owner lives.
13. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
14. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
15. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
16. Each pet owner shall pay a refundable pet deposit of \$_____ for a dog or cat and a refundable pet deposit of \$_____ for aquariums. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The PHA shall refund the unused portion of the refundable pet deposit to the pet owner within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.

17. All residents, including the elderly and disabled, are prohibited from feeding, housing or caring for stray animals or birds. Such actions shall constitute having a pet without permission of the PHA.
18. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill or absent from the dwelling unit and unable to care for his or her pet, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
19. Should any pet housed in the PHA's facilities give birth to a litter, the residents shall remove from the premises all of said pet sex except one as soon as the baby's are able to survive on their own (a maximum of six (6) weeks).
20. The PHA will not be responsible for any pet which gets out of a unit when maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet.
21. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

I have read and understand the above pet ownership rules and agreed to abide by them.

Resident's Signature

PHA Staff member's Signature

Date

Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)

The alternate custodian for my pet is:

Custodian's first, middle and last name; post office box; street address; zip code; area
telephone code and telephone number:

Resident's Signature

Date

Refundable Damage Deposit

Amount Paid

Date

Non-refundable Damage Deposit

Amount Paid

Date

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County, TX\TX396f02.wpd

NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority 's general council and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.

Housing Authority of Starr County

Required Attachment TX396g02: Resident Member on the PHA Governing Board

1. ☐ Yes ☒ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: n/a

B. How was the resident board member selected: (select one)?

☐ Elected

☐ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☒ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Eloy Vera – County Judge

Required Attachment TX396h02: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Iris Ramlon

Nixon Development

Celia Sandoval

West Circle Development

Rafaela Cantu

Section 8 Program

1.SummaryofPolicyorProgramChangesfortheUpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthatarenotcovered inothersectionsofthisUpdate.

5YearPlan

- *Efforttobuildadditionsunitsbyendof2005hasbeenmovedtobuildbyendof 2006.*
- *WithPHDEPfundingenolongeravailable,thePHAismovingpublichousing securityeffortsundertheCapitalFundsProgramasmoniesbecomeavailable.*
- *ThePHAhasgraduatedfromaTroubledAgencyPlantoaStandardPlan.*
- *Withtheadditionof36Vouchers,thePHAhasgraduatedfromaSmallPHAtoa LargePHA*
- *ThePHAsuccessfullyenteredintoacooperativeagreementwithTANF.*

CAPITAL FUND PROGRAM TABLES START HERE

attachmentTX396k01

Annual Statement/Performance and Evaluation Report

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CGPRHF) Part 1: Summary

PHAName: HOUSING AUTHORITY OF STARR COUNTY	Grant Type and Number: Capital Fund Program No: (CIAP) TX59-P396-90699 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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<input checked="" type="checkbox"/> Original Annual Statement	<input checked="" type="checkbox"/> Reserved for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number _____
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/01	<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses				
3	1408 Management Improvements				
4	1410 Administration	5,000.00		5,000.00	5,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.00		15,000.00	15,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	143,288.00		0.00	0.00
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (sum of lines 2-20)	163,288.00		20,000.00	20,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

26/Nelrod

PartII: SupportingPages

CapitalFundProgramTables

[illegible]

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report

Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CGPRHF) Part 1: Summary

PHAName: HOUSING AUTHORITY OF STARR COUNTY	Grant Type and Number: Capital Fund Program No: TX59-P396-50100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
---	--	------------------------------

☐ Original Annual Statement
 ☐ Reserved for Disasters/Emergencies
 ☐ Revised Annual Statement/Revision Number 1
 ☒ Performance and Evaluation Report for Program Year Ending 12/31/01
 ☐ Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1					
2	1406 Operating Expenses	0.00	30,000.00	30,000.00	30,000.00
3	1408 Management Improvements	14,200.00	14,965.00	11,962.17	11,962.17
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,311.00	10,000.00	8,534.00	8,534.00
8	1440 Site Acquisition				
9	1450 Site Improvement	17,000.00	42,000.00	0.00	0.00
10	1460 Dwelling Structures	108,500.00	62,000.00	26,793.32	26,793.32
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	9,500.00	11,308.00	11,308.00	11,308.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	3,762.00	0.00	0.00	0.00
21	Amount of Annual Grant (sum of lines 2-20)	170,273.00	170,273.00	88,597.49	88,597.49
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

AnnualStatement/PerformanceandEvaluationReportandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII: SupportingPages

PHAName: HOUSINGAUTHORITYOFSTARRCOUNTY		GrantTypeandNumber: CapitalFundProgramNo: TX59-P396-50100 ReplacementHousingFactorGrantNo:						FederalFYofGrant: 2000
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
Agency-Wide	Operations: Total1406	1406		0.00	30,000.00	30,000.00	30,000.00	100% Complete
TX396	ManagementImprovement							
	PHAS/QHWRATraining	1408		1,200.00	0.00	0.00	0.00	
	CompleteInventorySystem	1408		3,500.00	3,965.00	0.00	0.00	
	BoardofCommissioners'Training	1408		1,500.00	0.00	0.00	0.00	
	Staff/CommissionersTraining/Workshops	1408		3,000.00	11,000.00	11,962.17	11,962.17	
	MaintenanceTechnicalTraining	1408		2,000.00	0.00	0.00	0.00	
	GeneralTechnicalAssistance	1408		3,000.00	0.00	0.00	0.00	
	Total-1408			14,200.00	14,965.00	11,962.17	11,962.17	80% Complete
	Fees&Costs							
	A/EServices	1430		8,905.00	0.00	0.00	0.00	
	InspectionCosts	1430		2,906.00	0.00	0.00	0.00	
	PrintingCosts	1430		500.00	0.00	0.00	0.00	
	ConsultantFees/AnnualStatement/Consortia	1430		5,000.00	10,000.00	8,534.00	8,534.00	
	Total-1430			17,311.00	10,000.00	8,534.00	8,534.00	85% Complete
	Non-DwellingEquipment							
	Replacecopiermachine/includingservices	1475		6,000.00	8,276.00	8,276.00	8,276.00	
	ProvideWalkie-Talkies/Two-Wayradios	1475		3,500.00	3,032.00	3,032.00	3,032.00	
	Total-1475			9,500.00	11,308.00	11,308.00	11,308.00	100% Complete
	Contingency							
	Maynoexceed8%oftotalgrant	1502		3,762.00	0.00	0.00	0.00	
	Total-1502			3,762.00	0.00	0.00	0.00	
	TotalforAgency-Wide			44,773.00	66,273.00	61,804.17	61,804.17	93% Complete

[illegible]

Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: HOUSING AUTHORITY OF STARR COUNTY		Grant Type and Number: Capital Fund Program No: TX59-P396-50100 Replacement Housing Factor Grant No:						Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TX396-002	Site Improvement							
West Circle	Children's Playground Equipment	1450		8,500.00	21,000.00	0.00	0.00	
Drive	Total-1450			8,500.00	21,000.00	0.00	0.00	0% Complete
	Dwelling Structures							
	Exterior Painting, caulking & sealant (combine)	1460		7,000.00	12,000.00	9,816.84	9,816.84	
	Caulking and Sealant	1460		2,000.00	0.00	0.00	0.00	
	Replace Exterior Storage Door with hardware	1460		9,500.00	7,000.00	3,399.66	3,399.66	
	Replace Kitchen, Range-hood, Backsplash	1460		5,000.00	4,500.00	3,705.30	3,705.30	
	Replace Bathroom, Vanity/Lavatory/Faucet	1460		17,000.00	9,500.00	1,427.00	1,427.00	
	Replace Entry Doorw/Hardware (front & rear)	1460		16,000.00	0.00	0.00	0.00	
	Replace Front Entry Doorw/Hardware	1460		0.00	11,000.00	3,600.26	3,600.26	
	Replace Rear Entry Doorw/Hardware	1460		0.00	11,000.00	3,464.26	3,464.26	
	Total-1460			56,500.00	55,000.00	25,413.32	25,413.32	46% Complete
	Total-Development TX396-002			65,000.00	76,000.00	25,413.32	25,413.32	33% Complete
	GRANT TOTAL FOR 2000			170,273.00	170,273.00	88,597.49	88,597.49	52% Complete

**Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

[illegible]

CAPITALFUNDPROGRAMTABLESSTARTHERE

attachmentTX396m01

AnnualStatement/PerformanceandEvaluationReport

CapitalFundsProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: HOUSINGAUTHORITYOFSTARRCOUNTY	GrantTypeandNumber: CapitalFundProgramNo: TX59P3965001 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2001
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OriginalAnnualStatement ReservedforDisasters/Emergencies

RevisedAnnualStatement/RevisionNumber ____

PerformanceandEvaluationReportforProgramYearEnding12/31/01

FinalPerformanceandEvaluationReportforProgramYearEnding _____

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	TotalNon-CapitalFunds				
2	1406OperatingExpenses	2,435.00		2,435.00	2,435.00
3	1408ManagementImprovements	8,100.00		1,386.50	1,386.50
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	13,673.00		430.00	430.00
8	1440SiteAcquisition				
9	1450SiteImprovement	30,000.00		0.00	0.00
10	1460DwellingStructures	46,000.00		0.00	0.00
11	1465.1DwellingEquipment-Nonexpendable				
12	1470NondwellingStructures	50,000.00		0.00	0.00
13	1475NondwellingEquipment	23,500.00		21,940.00	21,940.00
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant(sumsof lines2-20)	173,708.00		26,191.50	26,191.50
22	Amountofline21RelatedtoLBPActivities				
23	AmountofLine21RelatedtoSection504Compliance				
24	AmountofLine21RelatedtoSecurity-SoftCosts				
25	AmountofLine21RelatedtoSecurity-HardCosts				
26	AmountofLine21RelatedtoEnergyConservationMeasures				

Annual Statement/Performance and Evaluation Report and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: HOUSINGAUTHORITYOFSTARRCOUNTY		GrantTypeandNumber: CapitalFundProgramNo: TX59P3965001 ReplacementHousingFactorGrantNo:						FederalFYofGrant: 2001	
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork	
				Original	Revised	Funds Obligated	Funds Expended		
	Operations Total1406	1406		2,435.00		2,435.00	2,435.00	100% Complete	
TX396	StaffTraining	1408		1,500.00		965.50	965.50		
HA-Wide	Updatepoliciesandprocedures	1408		1,000.00		0.00	0.00		
	BoardofCommissionersTraining	1408		1,000.00		0.00	0.00		
	HUDAccountingRequirements	1408		1,000.00		0.00	0.00		
	MaintenanceTechnicalTraining	1408		600.00		0.00	0.00		
	GeneralTechnicalAssistance	1408		500.00		421.00	421.00		
	ResidentWorkProgram	1408		1,000.00		0.00	0.00		
	ComputerUpdate	1408		1,500.00		0.00	0.00		
	Total1408			8,100.00		1,386.50	1,386.50	17% Complete	
	ArchitecturalFeesandCosts	1430		6,673.00		0.00	0.00		
	InspectionFees	1430		1,500.00		0.00	0.00		
	PrintingCosts	1430		500.00		430.00	430.00		
	ConsultantFees/AnnualStatements/ andAgencyPlanUpdate/Consortium	1430		5,000.00		0.00	0.00		
	Total1430			13,673.00		430.00	430.00	3% Complete	
TX396-002	14slotparkingarea	1450		15,000.00		0.00	0.00		
W.CircleDr.	Canopyoverparkingarea	1450		15,000.00		0.00	0.00		
	Total1450			30,000.00		0.00	0.00	0% Complete	
	Replacewindows Total1460	1460		46,000.00		0.00	0.00	0% Complete	
	Officerenovation/expansion Total1470	1470		50,000.00		0.00	0.00	0% Complete	
	(PhaseII)								
	Provideautomobile	1475		22,000.00		21,940.00	21,940.00		
	Laserprinter	1475		1,500.00		0.00	0.00		
	Total1475			23,500.00		21,940.00	21,940.00	93% Complete	
	GRANTTOTALFOR2001			173,708.00		26,191.50	26,191.50	15% Complete	

AnnualStatement/PerformanceandEvaluationReportandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII: ImplementationSchedule

[illegible]

**DECONCENTRATIONANDINCOMETARGETINGPOLICY
FOR
THEHOUSINGAUTHORITYOFSTARRCOUNTY
RIOGRANDECITY,TEXAS**

DECONCENTRATIONANDINCOMETARGETINGPOLICY
(ofthePublicHousingAdmissionsandContinuedOccupancyPolicy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the "extremely low " income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Housing Authority of Starr County (PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic Deconcentration:

Admission and Occupancy policies are revised to include the PHA 's policy of promoting economic deconcentration of its housing developments by offering low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require the PHA to: (1) determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them. The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

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Implementation may include one or more of the following options:

– Skipping families on the waiting list based on income;

- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, forty percent (40%) of all new admissions to public housing **on an annual basis** will be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, disability or familial status.

The PHA may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and will take into account the average rent that should be received to maintain financial solvency. These selection procedures are redesigned so that selection of new public housing residents will bring the actual distribution of rents close to the projected distribution of rents.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).

- ▶ After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- ▶ To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.
- ▶ For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the forty percent (40%) requirement will be calculated based on new admissions for the fiscal year.
- ▶ The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions.

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NOTICE

Although we have made our best effort to comply with regulations, laws, and Federal/local policies the Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority 's general council and/or attorney prior to approval by the Board of Commissioners.

The Nelrod Company is not responsible for any changes made to these policies by any party other than the Nelrod Company.

Housing Authority of Starr County

Attachment: TX396n02

Agency Plan Component 10 (B) Voluntary Conversion Initial Assessments

- A. How many of the PHA's developments are subject to the Required Initial Assessments?

Two public housing developments are subject to the Required Initial Assessment:

TX396001 Nixon 44 units

TX396002 West Circle 34 units

- B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

No developments are exempt.

- C. How many Assessments were conducted for the PHA's covered developments?

One PHA-wide assessment was conducted for all covered developments as the PHA maintains its financial information PHA-wide rather than utilizing project-based accounting.

- D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

The PHA has determined that conversion is not appropriate for any developments at this time.

- E. If the PHA has not completed the Required Initial Assessment, describe the status of these assessments.

N/A – no incomplete assessments.

Housing Authority of Starr County
PHA Plan Update for FYB 2002

Statement of Progress
Attachment: TX396o02

The Housing Authority of has been successful in achieving its mission and goals in the year 2001. Goals are either completed or on target for completion by the end of the year.

To ensure compliance with the Public Housing Reform Act of 1998, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.

Housing Authority of Starr County
Resident Survey Follow Up Plan

**Resident Survey Follow up Plan for the
Starr County Housing Authority**

Neighborhood Appearances

AREA OF CONCERN: Dissatisfaction With Upkeep In Different Areas of the Development

ACTION ITEMS

1. Establish Communication Linkages

The Agency will immediately develop and implement a schedule of regular group meetings with Residents, Resident Advisory Board, or meet individually with residents to discuss resident concerns and perceptions on this issue.

Funding Source (if required) to be utilized: Capital Funds

Task Start Date: 7/1/02 Target Date of Completion: on-going

2. Schedule Anti-Pest Treatments and Trash Removal Pickups More Frequently.

The Agency will immediately reschedule and implement a more regular pest extermination program more frequently and on an as needed basis, if necessary. It will also implement quarterly trash days on which large items can be picked up.

Funding Source (if required) to be utilized: Capital Funds

Task Start Date: 7/1/02 Target Date of Completion: on-going

3. Be Proactive About Improving The Appearance of Neighborhood.

The Agency will immediately develop and implement a program for improving the overall appearance of the neighborhood. This program will include, but will not be limited to the following activities:

- Conducting an assessment (at least visually) of the community on a daily basis.
- Management and Executive Staff becoming personally involved in this assessment and not just relying on staff for input.

**Resident Survey Follow up Plan for the
Starr County Housing Authority**

- Starting a neighborhood appearance council made up of residents. Awarding prizes or recognizing to residents with the best kept yard and recognizing that individual or family in a newsletter
- Eliminating graffiti within 24 hours of report

Funding Source (if required) to be utilized: Capital Funds

Task Start Date: 07/01/02 Target Date of Completion: on-going

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